| 154.0 | 0001 | 0005.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 788,300 | / | 788,300 |
| USE VALUE: | 788,300 | / | 788,300 |
| ASSESSED: | 788,300 | / | 788,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 7 | | CHESTER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DOHERTY FRANCES M/TRUSTEE |
| Owner 2: | FRANCES M DOHERTY REVOCABLE T |
| Owner 3: | |
| Street 1: | 7 CHESTER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DOHERTY FRANCES M - |
| Owner 2: | - |
| Street 1: | 7 CHESTER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5000.000 | 332,100 | 200 | 456,000 | 788,300 |
| Total Card | 0.115 | 332,100 | 200 | 456,000 | 788,300 |
| Total Parcel | 0.115 | 332,100 | 200 | 456,000 | 788,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.59 /Parcel: 431.59

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 102533

**GIS Ref**

**GIS Ref**

**Insp Date** 07/27/18

!12094!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 154.0-0001-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 332,100 | 200 | 5,000. | 456,000 | 788,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 321,300 | 200 | 5,000. | 456,000 | 777,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 321,200 | 200 | 5,000. | 456,000 | 777,400 | 777,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 262,900 | 200 | 5,000. | 427,500 | 690,600 | 690,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 261,400 | 0 | 5,000. | 353,400 | 614,800 | 614,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 261,400 | 0 | 5,000. | 324,900 | 586,300 | 586,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 261,400 | 0 | 5,000. | 296,400 | 557,800 | 557,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 246,400 | 0 | 5,000. | 290,700 | 537,100 | 537,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 13:53:54 |

**LAST REV**

| Date | Time |
|---|---|
| 11/17/21 | 09:49:04 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12094

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DOHERTY FRANCES | 67859-319 | | 8/22/2016 | Convenience | 1 | No | No | | |
| | 16722-541 | | 1/1/1986 | | 201,600 | No | No | | PAUL J DOHERTY D.O.D. 10/31/2014 BK 64512 PG |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 102533 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/2/2018 | 531 | New Wind | 4,100 | C | | | | |
| 12/9/2011 | 1608 | Manual | 8,300 | | | | | repairs |
| 4/15/2009 | 237 | Re-Roof | 4,700 | | | | | |
| 5/6/2008 | 443 | Add Bath | 36,900 | | | G10 | GR FY10 | kitchen remodel re |
| 7/17/2007 | 583 | New Wind | 5,000 | | | | | NEW DOOR /REPLACE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/27/2018 | Meas/Inspect | HS | Hanne S |
| 10/29/2008 | Meas/Inspect | 355 | PATRIOT |
| 5/8/2000 | Mailer Sent | | |
| 4/6/2000 | Entry Denied | 263 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 456,000 | Spl Credit | | Total: | 456,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 9 - Stone | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.01303005 |
| Adj $ / SQ: | 150.435 |
| Other Features: | 92641 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 407985 |
| Depreciation: | 75885 |
| Depreciated Total: | 332100 |

## COMMENTS

EST BMT AND INT FIN.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

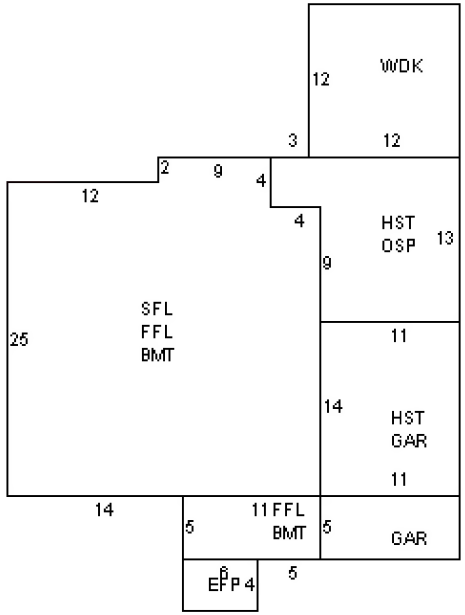
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 165.48 |
| Special Features: | 0 | Val/Su Net: | 122.64 |
| Final Total: | 332100 | Val/Su SzAd | 224.16 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 690 | 59.800 | 41,261 |
| FFL | First Floor | 690 | 150.430 | 103,800 |
| SFL | Second Floor | 635 | 150.430 | 95,526 |
| GAR | Garage | 209 | 27.310 | 5,708 |
| OSP | Screen Porch | 159 | 29.950 | 4,762 |
| HST | Half Story | 157 | 150.430 | 23,543 |
| WDK | Deck | 144 | 13.110 | 1,888 |
| EFP | Enclos Porch | 24 | 73.550 | 1,765 |
| | Net Sketched Area: | 2,708 | Total: | 278,253 |
| Size Ad | 1481.5 | Gross Area | 2864 | FinArea 1827 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 154.0-0001-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 6X6 | A | AV | 2000 | 6.00 | T | 15.2 | 101 | | | 200 | | | 200 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 200 | Total Special Featues: | Total: 200 |